LEGAL DESCRIPTION

30 54 40 WESTWOOD LAKE 9TH ADDN PB 65-123 LOT 36 BLK 97 LOT SIZE IRREGULAR OR 20979-3930 01/2003 4 COC 23583-2597 06 2005 1

	SITE DATA		
ZONING:	RU-I		
BUILDING SETBACKS:	REQUIRED	PROPOSED	
FRONT	25'-0"	25'-4"	
REAR	25'-0"	25'-1" (NO CHANGE)	
SIDE	7'-6"	7'-7" (NO CHANGE)	
GAZEBO SETBACKS:	REQUIRED	PROPOSED	
FRONT	75'-0"	80'-1"	
REAR	5'-0"	20'-0"	
SIDE	7'-6"	7'-6"	
LOT AREA:	13,969.95 SQ. FT.		
ALLOWABLE LOT COVERAGE :	4,889.48 SQ. FT. (35 %)		
EXISTING A/C SPACE:	2,319.9 SQ. FT.		
NEW MASTER BEDROOM ADDITION:	85.95 SQ. FT.		
NEW MASTER BATHROOM ADDITION:	40.85 SQ. FT.		
NEW FOYER:	42.66 SQ. FT.		
NEW A/C SPACE:	2,489.36 SQ. FT.		
NEW COVERED ENTRY:	80 SQ. FT.		
NEW STORAGE:	131.66 SQ. FT.		
NEW TERRACE:	346.09 SQ. FT.		
NEW GAZEBO:	343.5 SQ. FT.		
FOTAL BUILDING FOOTPRINT:	3,390.61 SQ. FT. (24.27 %)	
PAVED AREAS	1,618.28 SQ. FT.		
DRIVEWAY	965.8 SQ. FT.		
TOTAL IMPERVIOUS	5,974.69 SQ. FT.		
OPEN LANDSCAPE REQUIRED	6,984.99 SQ. FT. (50 % OF	6,984.99 SQ. FT. (50 % OF LOT SIZE)	
OPEN LANDSCAPE PROVIDED	7,995.26 SQ. FT. (57.23 %	OF LOT SIZE)	

FLOOD LEGEND ADDITIONS, REMODELING, REPAIRS & COMBINATIONS

HIGHEST CROWN OF ROAD ELEV: 8.70' FT. N.G.V.D. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	FT. NGVD	FT. NGVD	FT. NGVD	FT. NGVD
10.38' (NO CHANGE	9.75'	N.A.	9.3'	

THE OWNER OF THE PROPERTY UNDERSTANDS THAT THE SCOPE OF WORK INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL, REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE.

0' - 0" = N.G.V.D.

BASE FLOOD ELEVATION (ZONES X AND AE) = 8'-0"

REFERENCE CODES:

ARCHITECTURE: 2007 FLORIDA BUILDING CODE W/ 2009 SUPPLEMENTS ZONING AND LAND DEVELOPMENT REGULATIONS

STRUCTURE: 2007 FLORIDA BUILDING CODE W/ 2009 SUPPLEMENTS

MECHANICAL: 2007 FLORIDA MECHANICAL CODE W/ 2009 SUPPLEMENTS.

ELECTRICAL: 2005 NATIONAL ELECTRIC CODE

2007 FLORIDA ELECTRICAL CODE W/ 2009 SUPPLEMENTS 2007 FLORIDA RESIDENTIAL CODE W/ 2009 SUPPLEMENTS

PLUMBING: 2007 FLORIDA PLUMBING CODE W/ 2009 SUPPLEMENTS

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Architectural

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L-1	LANDSCAPE PLAN AND DETAILS
A-2	GENERAL NOTES
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A-5	FIXTURE PLAN
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A-11	SECTIONS AND DETAILS

2. Structural

S-0	GENERAL NOTES AND SCHEDULE
S-1	FOUNDATION PLAN
S-2	ROOF PLAN
S-3	SECTION AND DETAILS
S-4	GAZEBO PLAN, ROOF AND SECTION

3. Plumbing

P-0	PLUMBING SITE AND GAS PLAN
P-1	PLUMBING PLAN
P-2	PLUMBING NOTES AND DETAILS

4. Mechanical

1.0	
M-1	ENERGY FORMS
M-2	SIZING CALCULATIONS
M-3	HVAC FLOOR PLAN
M-4	HVAC NOTES, DETAILS AND SCHEDULES

5. Electrical

E-1	ELECTRICAL SITE PLAN
E-2	ELECTRICAL FLOOR PLAN

SCOPE OF WORK:

- NEW COVERED ENTRY. NEW ADDITION TO MASTER BATHROOM, NEW ADDITION TO MASTER BEDROOM, NEW TERRACE AND NEW
- INTERIOR REMODELING
- 3. NEW METAL ROOF

CLASIFICATION OF WORK:

ALTERATION LEVEL 3

UNDER SEPARATE PERMIT:

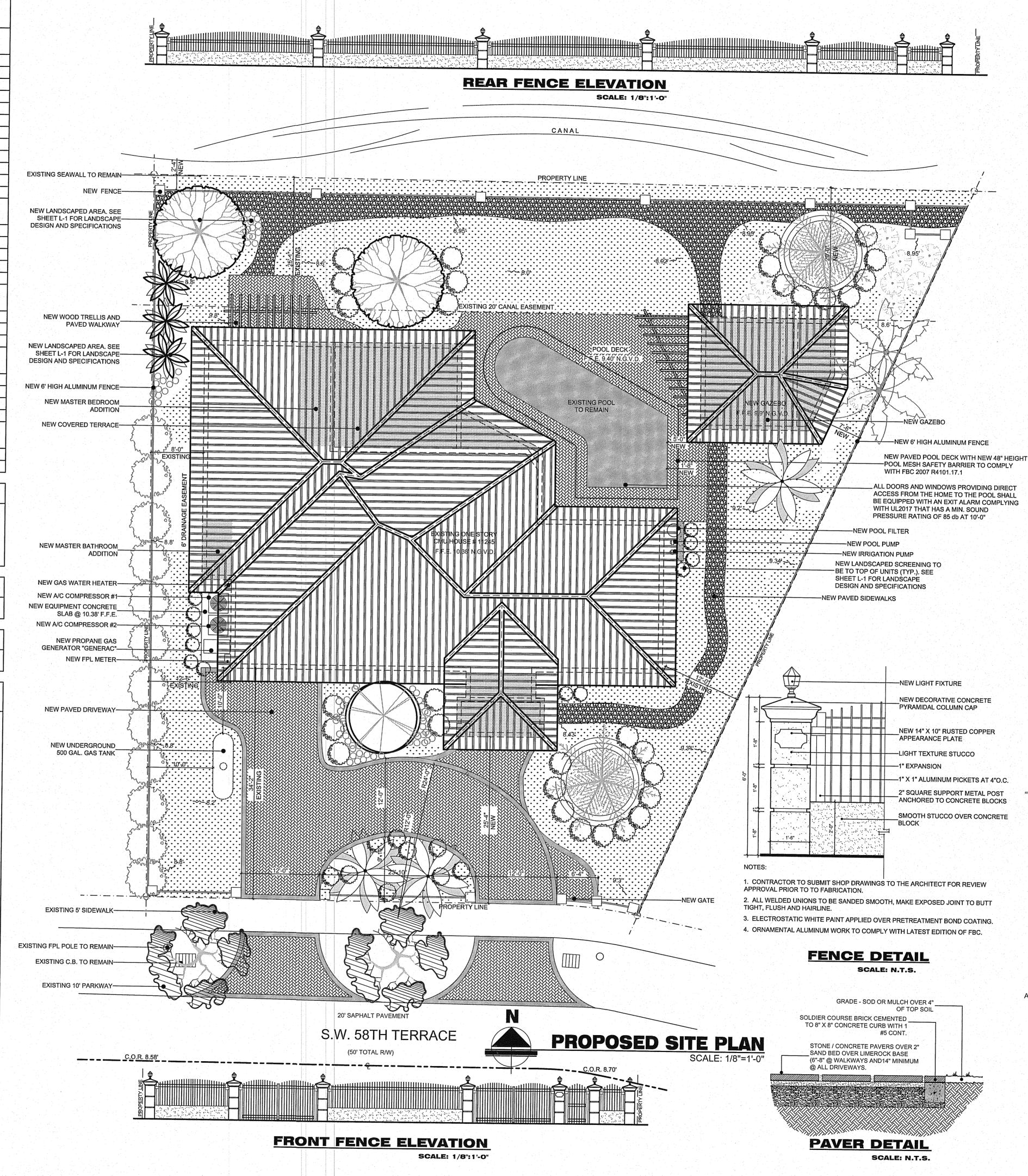
EXTERIOR DOORS AND WINDOWS, MECHANICAL, ELECTRICAL, PLUMBING, TRUSSES AND ROOFING WORK.

SITE NOTES:

- PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL ROUGH, GRADING, SUB-GRADES AND COMPACTING.
- 2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
- TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE

STUMPS SHALL BE REMOVED FROM THE JOB SITE.

- . COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION; FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE
- MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
- 6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
- 7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.
- . THERE SHALL BE A MINIMUM OF 24" OF EXISTING SOIL BENEATH DRAIN FIELD TO BE REPLACED BY SANDY LOAM OR LOAM. A MAXIMUM RATE OF 3.0 GPD/SF SHALL BE USED FOR DRAIN FIELD CALCULATION.
- 9. ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFY.



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DESIGN TEAM:

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nes@miamiesinc.com http://www.miamiesinc.com

PHONE: 305 556 2542

16500 N.W. 91st ct. Miami Lakes, Florida 33018 Cel: 305-401-4395

AIDA SARDINAS, P.E P.E. 61836 15263 SW 35th TERRACE Miami, Florida 33185 (786) 514-2584

PROJECT:

OWNER: **EDUARDO DUQUE** YUDELKIS ESPINOSA 11245 SW 58 TERRACE **MIAMI, FL 33156**

PROJECT: ADDITION, **RENOVATION AND REMODELING TO:** CANAL RESIDENCE 11245 SW 58 TERRACE MIAMI, FL 33156

MANAGEMENT:

	#	REVISIONS	DATE

AND			······································
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A CONTRACTOR OF THE CONTRACTOR	DAT	E: MARCH 04,	2011
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49444445555555	DRA	WN BY: L.P.	······································
ANSWERS AND ADDRESS OF THE PERSON NAMED IN COLUMN 1	CHE	CKED BY: J.P.	***************************************
Serving Serving			***************************************

SHEET TITLE:

SITE PLAN

SHEET No:

Miami Dade County Building Department 0000824936 - 5/10/2011 7:24:04 AM

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Date Time Stamp Disp. Trade Stamp Name

Fred NOTE: (F.B.C. 109.3.6.4.4) "TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633 OF THE FLORIDA STATUES."